



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

55 MAIN STREET – PO BOX 187
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**PLANNING AND ZONING COMMISSION
REGULAR MEETING AGENDA
MONDAY, OCTOBER 24, 2016, 7:00 P.M.
TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT**

I. CALL TO ORDER:

II. PUBLIC COMMENTS (ON NON-AGENDA ITEMS):

III. PUBLIC HEARINGS:

1. Z201624 – Sandra Cangemi, owner/applicant request for a Special Permit for a two-family home per Section 3.1.2(2) of the Ellington Zoning Regulations on property located at 10 Cedar Street, APN 168-059-0000 in an R (Residential) Zone. **(TABLE TO NOVEMBER 28, 2016)**
2. S201605 – Catholic Cemeteries Association of the Archdiocese of Hartford, Inc., owner/Horseshoe Lane Associates, LLC, applicant, for a 8-lot subdivision known as Tripp Road Estates on property located at 146 Tripp Road, APNs 041-001-0000 and 032-005-0000 in an RAR (Rural Agricultural/Residential) Zone. **(CONTINUED FROM SEPTEMBER 26, 2016)**
3. Z201627 – Catholic Cemeteries Association of the Archdiocese of Hartford, Inc., owner/Horseshoe Lane Associates, LLC, applicant, request for a Special Permit for a rear lot in association with an 8-lot subdivision known as Tripp Road Estates on property located at 146 Tripp Road, APNs 041-001-0000 and 032-005-0000 in an RAR (Rural Agricultural/Residential) Zone. **(CONTINUED FROM SEPTEMBER 26, 2016)**
4. Z201630 – Robert and Nancy Martel, owner/applicant, request for a Special Permit for an accessory apartment pursuant to Section 7.1 of the Ellington Zoning Regulations on property located at 11 Hillsdale Drive, APN 006-021-0000 in an R (Residential) Zone. **(OPEN HEARING AND POSSIBLE DECISION)**

IV. OLD BUSINESS:

1. Z201506 – Pursuant to correspondence from Quantum of Ellington II, LLC dated September 12, 2016, request for a bond adjustment for active phases 1, 2, 3, 4, and 7, and to set bonding for phases 5 and 6 for the property known as Windermere Village on the west side of Windermere Avenue. **(TABLED FROM SEPTEMBER 26, 2016)**

COMMISSIONERS: TO ASSIST IN ESTABLISHING QUORUMS REQUIRED TO CONDUCT MEETINGS, PLEASE CONTACT THE PLANNING DEPARTMENT IF YOU ARE UNABLE TO ATTEND A SCHEDULED MEETING. THANK YOU!

V. NEW BUSINESS:

1. Z200522 - Pursuant to a letter from James A. Thompson, Town Engineer, dated October 11, 2016, authorization to reduce bonding for T&M Building for Center Village a development on the south side of Maple Street, APN 073-014-0000.
2. S201604 – Pursuant to a letter dated October 17, 2016, request to grant 90-day extension for filing of subdivision for Michael Brunelle, 20 Frog Hollow Road, APN 062-008-0000, in a RAR (Rural Agriculture) zone.
3. Z201631 – Tango Properties, LLC, owner/applicant request for Site Plan Modifications for a 30'x34' addition, construction of a drive-through window and lane, construction of an attached 8'x20' freezer, modification to curb-cut on Skinner Road, demolition of existing home, replacement of existing canopy, landscaping, lighting, signage, and other associated improvements and a Special Permit for food service on property located at 194 Windsorville Road, APN 009-067-0000, and 276 Skinner Road, APN 009-068-0000, in a C (Commercial) Zone. **(RECEIPT AND SCHEDULING OF HEARING)**

VI. ADMINISTRATIVE BUSINESS:

1. Approval of the September 26, 2016 Meeting Minutes.
2. Correspondence/Discussion
 - a. Pursuant to memo from L. Houlihan, Town Planner, dated October 17, 2016, request to support TA Set-Aside FY2016-2020 application for funding to construct walkways along Route 83 from Vernon town-line to Main Street (Route 286).

VII. ADJOURNMENT: